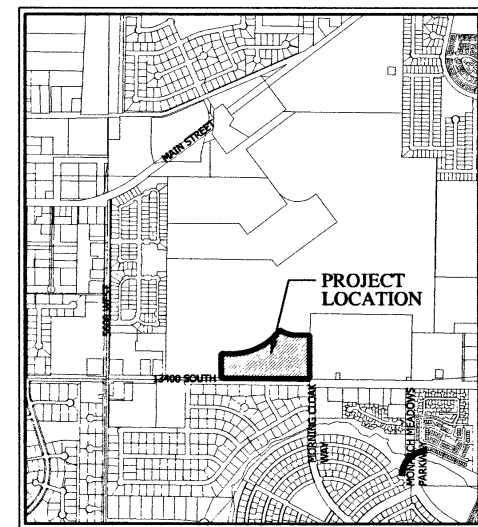


HERRIMAN TOWNES PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, HERRIMAN CITY, UTAH



VICINITY MAP

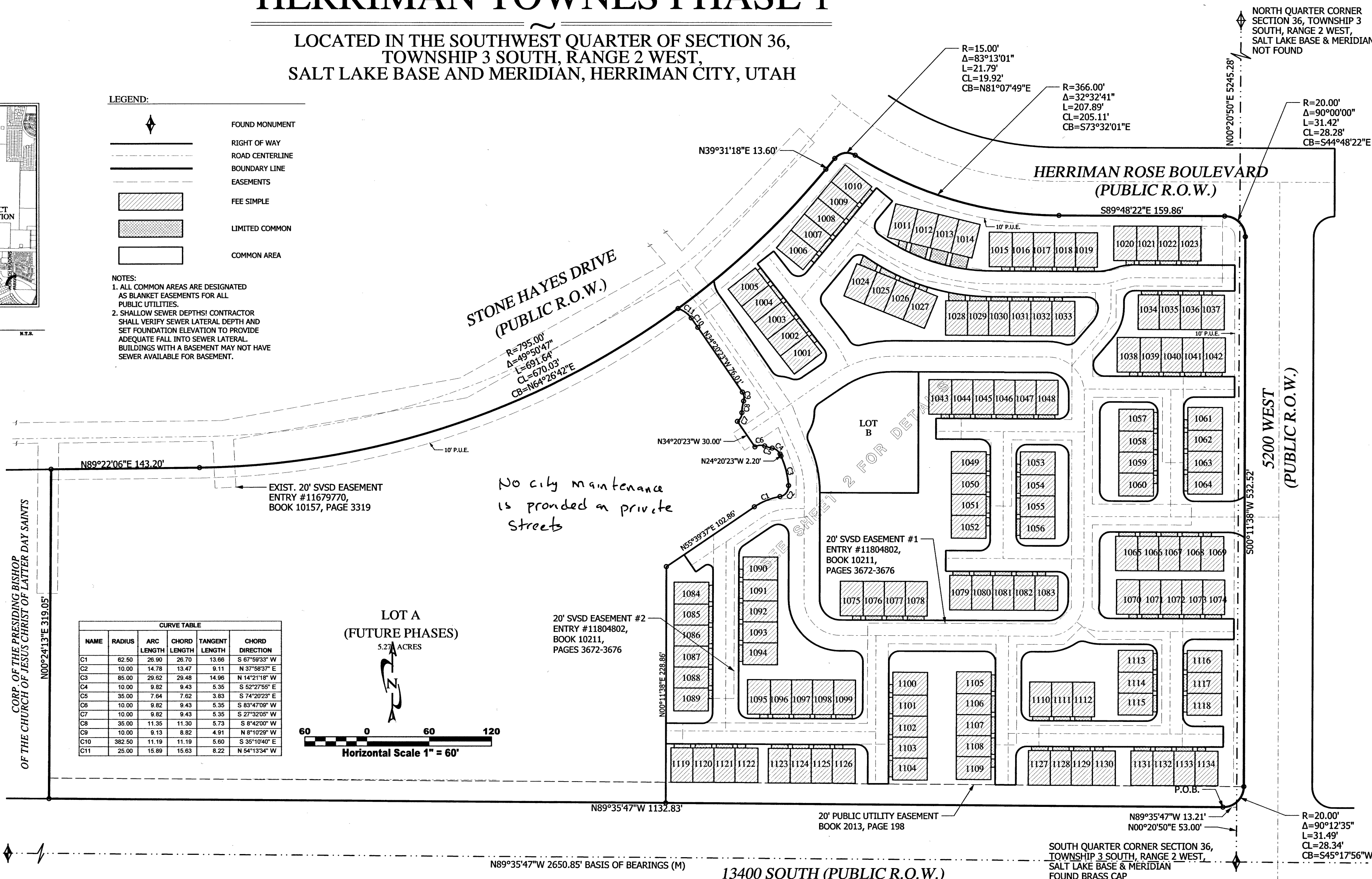
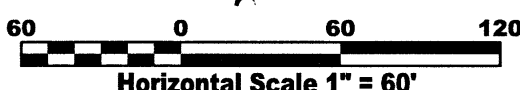
LEGEND:

	FOUND MONUMENT
	RIGHT OF WAY
	ROAD CENTERLINE
	BOUNDARY LINE
	EASEMENTS
	FEE SIMPLE
	LIMITED COMMON
	COMMON AREA

NOTES:
1. ALL COMMON AREAS ARE DESIGNATED AS BLANKET EASEMENTS FOR ALL PUBLIC UTILITIES.
2. SHALLOW SEWER DEPTHS/ CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER AVAILABLE FOR BASEMENT.

NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD BEARING
C1	62.50	25.90	26.70	13.66	S 67°59'33" W
C2	10.00	14.78	13.47	9.11	N 37°58'37" E
C3	85.00	29.62	29.48	14.96	N 14°21'18" W
C4	10.00	9.82	9.43	5.35	S 52°27'58" E
C5	35.00	7.94	7.62	3.83	S 74°20'27" E
C6	10.00	9.82	9.43	5.35	S 83°47'09" W
C7	10.00	9.82	9.43	5.35	S 27°32'09" W
C8	38.00	11.35	11.30	5.73	S 8°42'00" W
C9	10.00	9.13	8.82	4.91	N 81°10'29" W
C10	302.50	11.19	11.19	5.60	S 50°10'40" E
C11	25.00	15.89	15.63	8.22	N 54°13'34" W

LOT A
(FUTURE PHASES)
5.27± ACRES



SURVEYOR'S CERTIFICATE
I, LEIF E. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4854555 PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
HERRIMAN TOWNES PHASE 1
AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND LAYED OUT ON THE GROUND AS SHOWN ON THIS PLAN.
LEIF E. ANDERSON
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854555

BOUNDARY DESCRIPTION
COMMENCING AT A POINT WHICH LIES NORTH 00°20'50" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 53.00 FEET AND NORTH 89°35'47" WEST, A DISTANCE OF 13.21 FEET AND FROM THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT LIES ON THE NORTHERLY RIGHT OF WAY LINE OF 13400 SOUTH STREET; AND TRAVERSING THENCE NORTH 89°35'47" WEST, A DISTANCE OF 1.132.83 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 00°24'13" EAST, A DISTANCE OF 319.05 FEET; THENCE NORTH 89°22'06" EAST, A DISTANCE OF 143.20 FEET TO A POINT ON A 795.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 691.64 FEET, THE CHORD OF WHICH IS NORTH 64°26'42" EAST FOR A DISTANCE OF 670.03 FEET; THENCE NORTH 39°31'18" EAST, A DISTANCE OF 13.60 FEET TO A POINT WHICH LIES ON THE SOUTHERLY RIGHT OF WAY LINE OF HERRIMAN ROSE BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 21.79 FEET, THE CHORD OF WHICH IS NORTH 81°07'49" EAST FOR A DISTANCE OF 19.92 FEET TO A POINT OF REVERSE CURVATURE, (2) ALONG A 366.00 FOOT CURVE TO THE LEFT, A DISTANCE OF 207.89 FEET, THE CHORD OF WHICH IS SOUTH 73°32'01" EAST, FOR A DISTANCE OF 205.11 FEET, (3) SOUTH 89°48'22" EAST, A DISTANCE OF 159.86 FEET, (4) ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, THE CHORD OF WHICH IS SOUTH 44°48'22" EAST FOR A DISTANCE OF 28.28 FEET TO A POINT WHICH LIES ON THE WESTERLY RIGHT OF WAY LINE OF 5200 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE REMAINING COURSES: (1) SOUTH 89°13'08" WEST, A DISTANCE OF 52.52 FEET, (2) ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, THE CHORD OF WHICH IS SOUTH 45°17'56" WEST, FOR A DISTANCE OF 28.34 FEET TO THE POINT OF BEGINNING.
CONTAINING 531,945 SQ. FT. OR 12.212 ACRES, MORE OR LESS.
THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE FOUND SOUTH QUARTER CORNER OF SECTION 36 AND THE FOUND SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

OWNER'S DEDICATION
KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER'S OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS:
HERRIMAN TOWNES PHASE 1
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 8th DAY OF April, A.D. 2014.

ACKNOWLEDGEMENT - SOLAMEER TOWNHOMES, LLC
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THE 8th DAY OF April, 2014, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A MANAGER OF SOLAMEER TOWNHOMES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.
Commission # 665405
Richard C. Welch, a notary Public Commissioned in Utah
RESIDING AT: Highland, UT

ACKNOWLEDGEMENT - KEYBANK NATIONAL ASSOCIATION
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THE 7th DAY OF April, 2014, PERSONALLY APPEARED BEFORE ME Irena Edwards, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Vice President OF KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.
Richard C. Welch, a notary Public Commissioned in Utah
Commission # 665405
RESIDING AT: Highland, UT

ACKNOWLEDGEMENT - CENTRAL BANK
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THE 8th DAY OF April, 2014, PERSONALLY APPEARED BEFORE ME Brian V. Aulet, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Vice President OF CENTRAL BANK, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.
Commission # 665405
Richard C. Welch, a notary Public Commissioned in Utah
RESIDING AT: Highland, UT

ACKNOWLEDGEMENT - SOLAMEER DEVELOPMENT, INC.
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THE 8th DAY OF April, 2014, PERSONALLY APPEARED BEFORE ME Bryson Garbett, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE President OF SOLAMEER DEVELOPMENT, INC., A UTAH CORPORATION, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.
Commission # 665405
Richard C. Welch, a notary Public Commissioned in Utah
RESIDING AT: Highland, UT

ROCKY MOUNTAIN POWER
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAN MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
4-17-14
DATE
ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY
QUESTAR HEREBY APPROVES THIS PLAN SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAN CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABANDON OR WAIVER ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAN, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF SERVICE. APPROVED THIS 8th DAY OF April, 2014.
BY: Deanna Adolphina
TITLE: Pro Conat Specialist

HEALTH DEPARTMENT
APPROVED THIS 16th DAY OF April, A.D. 2014 BY HEALTH DEPARTMENT
Rick Sedbetter
DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

COMCAST
APPROVED THIS 16th DAY OF April, A.D. 2014 BY COMCAST
COMCAST

CENTURYLINK
APPROVED THIS 16th DAY OF April, A.D. 2014 BY CENTURYLINK
CENTURYLINK

ROCKY MOUNTAIN POWER
APPROVED THIS 17th DAY OF April, A.D. 2014 BY ROCKY MOUNTAIN POWER
ROCKY MOUNTAIN POWER

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 16th DAY OF April, A.D. 2014 BY S.V.S.D.
S.V.S.D.

QUESTAR GAS
APPROVED THIS 8th DAY OF April, A.D. 2014 BY QUESTAR GAS
QUESTAR GAS

HERRIMAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
4-22-2014
Blaine Thomas
DATE HERRIMAN CITY ENGINEER

TABULATIONS:
1. TOTAL PLAT ACREAGE 12.212 ACRES
2. TOTAL PHASE 1 ACREAGE 6.99 ACRES
3. TOTAL ACREAGE IN STREETS 2.261 ACRES
4. TOTAL ACREAGE IN OPEN SPACE 2.01 ACRES
5. NUMBER OF UNITS 134
PRO TERRA GROUP
1654 Remison Ave. Suite 104, South Jordan Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www.proterragroup.com
Sheet 1 of 3
RECORD # 11859698
STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF Solameer Development
DATE 04/23/2014 TIME 3:57 PM BOOK 2014 P. PAGE 122
\$227.00 FEE \$
227

HERRIMAN TOWNES PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
HERRIMAN CITY, UTAH











R=795.00'
Δ=49°50'47"
L=691.64'
CL=670.03'
CB=N64°26'42"E

EXIST. 20' SVSD EASEMENT
ENTRY #11679770,
BOOK 10157, PAGE 3319

R=15.00'
Δ=83°13'01"
L=21.79'
CL=19.92'
CB=N81°07'49"E

R=366.00'
Δ=32°32'41"
L=207.89'
CL=205.11'
CB=S73°32'01"E

LEGEND:

-  FOUND MONUMENT
-  MONUMENT (NOT FOUND)
-  STREET MONUMENT (TO BE SET)
-  RIGHT OF WAY
-  ROAD CENTERLINE
-  BOUNDARY LINE
-  EASEMENTS
-  FEE SIMPLE
-  LIMITED COMMON
-  COMMON AREA



NORTH QUARTER CORNER
SECTION 36, TOWNSHIP 3
SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
NOT FOUND



1654 Reunion Ave., Suite 100, South Jordan, Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www.proterragroup.com

Sheet 2 of 3

SOUTHWEST CORNER SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
FOUND BRASS CAP

N89°35'47"W 1132.83'
N89°35'47"W 2650.85' BASIS OF BEARINGS (M)
13400 SOUTH (PUBLIC R.O.W.)
20' P.U.E.
20' P.U.E.

R=20.00'
Δ=90°12'35"
L=31.49'
CL=28.34'
CB=S45°17'56"W
BENCHMARK EL. 4837.26

PARCEL A
5.315 ACRES

5200 WEST
(PUBLIC R.O.W.)

R=20.00'
Δ=90°00'00"
L=31.42'
CL=28.28'
CB=S44°48'22"E

RECORD # 11859698
STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF
Solameer Development
DATE 6/3/2014 TIME 3:57 PM BOOK 2014P PAGE 122

\$ 227.00
FEE \$

Lamia Luna Deputy
SALT LAKE COUNTY RECORDER

